

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- April 15, 1970

Appeal No. 10366      A.P. Woodson Company of Virginia, Inc., appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 21, 1970:

ORDERED:

That the appeal for permission to change a nonconforming use from storage, processing and sale of hospital and medical equipment and the parking of ambulances to office, parking and storage of supplies and equipment for parking operation and maintenance of same at 1251 Ward Court, N.W., Lot 869, Square 70, be granted.

EFFECTIVE DATE OF ORDER -- August 17, 1971

FINDINGS OF FACT:

1. The property lies within an R-5-B zone located immediately east of a C-M-2 District and west of an R-5-D zoning district.

2. For many years prior to 1958, the immediately previous use has been for storage, processing and sale of hospital and medical equipment and the parking of ambulances. The last certificate of occupancy for such use was issued April 20, 1962, and was designated B34979.

3. The Board, in Appeals No. 5184, 6461 and 6666 granted changes in nonconforming uses for the subject property similar to that use proposed in this appeal.

4. In Appeals No. 5448 and 7735, the Board granted changes in commercial nonconforming uses in the immediate vicinity of the subject property.

5. The proposed use, as established by testimony to the Board, will be less intense than the present use.

6. The proposed nonconforming use will not adversely affect the present character or future development of the neighborhood in accordance with the Regulations by reason of the similar uses in the immediate area and the C-M-2 zoning immediately to the west.

7. The proposed commercial nonconforming use will be conducted in a manner so as not to violate the standards of exterior effects of a C-M District.

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8. The arrangement, design and architectural features will be retained substantially in their present condition.

9. The type and nature of illumination and design of signs will be in keeping with the area.

10. No screening is required since the property is an interior lot use and the specific use is within a building.

11. A portion of the lot, as previously used, will be devoted to parking or loading use on a less-than-daily basis.

12. The Department of Highways and Traffic has no objection to this appeal.

OPINION:

The Board is of the opinion that the granting of this appeal will be in harmony with the purposes and intent of the Zoning Regulations and Map and will not adversely affect the neighborhood or surrounding property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY: \_\_\_\_\_

GEORGE A. GROGAN  
Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.